

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

CHRISTOPHER MICHAEL OGDEN,
a/k/a CHRISTOPHER M. OGDEN,
a/k/a CHRISTOPHER OGDEN,
f/k/a CHRISTOPHER MICHAEL FELTS, and
MORGAN ELIZABETH HART OGDEN,
a/k/a MORGAN E. HART OGDEN,
a/k/a MORGAN HART OGDEN,
a/k/a MORGAN OGDEN,
a/k/a MORGAN ELIZABETH HART,
a/k/a MORGAN E. HART,
a/k/a MORGAN HART,
f/k/a MORGAN ELIZABETH HART FELTS,
d/b/a MorganFelts.com,

Debtors

CHAPTER 13

CASE NO.: 5:22-bk-01830-MJC

**ORDER GRANTING
MOTION TO SELL REAL PROPERTY OF THE ESTATE**

Upon consideration of Debtor's Motion to Sell Real Property of the Estate: 836 Albert St., Dickson City, PA 18519, Dkt. # 36 ("Motion"), and Carrington Mortgage Services' Answer filed in response thereto, wherein it consented to the sale, it is hereby **ORDERED** that said Motion is **GRANTED**, and further that Debtor be and is hereby **AUTHORIZED** to execute any all documents necessary to complete the sale of 836 Albert St., Dickson City, PA 18519, for the sum of TWO HUNDRED EIGHTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (**\$288,400.00**) DOLLARS, to Nicholas Montero.

IT IS FURTHER ORDERED that distribution of the proceeds from the sale of the real estate at settlement, be made as follows:

- a. Any out-of-pocket expenses advanced by or on behalf of Debtor and/or her realtors or closing agents in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement; then to

- b. Any notarization, document preparation, mail or wire fees, and/or incidental recording fees associated with the sale of the above property; then to
- c. Any transfer tax which is the responsibility of the Debtor; then to
- d. Realtors' commissions in accordance with the applicable agreement of sale and law; then to
- e. Attorneys' Fees of \$750.00 to Newman Williams, P.C. for preparing, filing and serving the instant motion and resolving objections, if any; then to,
- f. Any real estate taxes, tax liens and municipal liens; then to
- g. The mortgage of Carrington Mortgage Services, LLC shall be paid in full subject to a proper and accurate payoff at the time of sale; then
- h. Debtors on account of their exempt interest in the Property (\$29,582.31); then
- i. Standing Chapter 13 Trustee Jack N. Zaharopoulos, Esq., for distribution pursuant to Debtor's current Chapter 13 Plan; then
- j. The remaining proceeds, if any, to Debtors.

By the Court,

A handwritten signature in black ink, appearing to read 'Mark J. Conway', is written over a horizontal line.

Mark J. Conway, Bankruptcy Judge
Dated: July 14, 2023